

Royal Gorge Development Standards

Draft - June 5, 2007

The Transect Overview- A Form Based Standard

The Development Standards and Guidelines are based on the Transect planning model to communicate *the sequence of environments* that will occur here ranging from natural to rural to the more intensively developed areas. Just as a "transect" is a geographical cross-section of a region, the transect at Royal Gorge describes six environments that vary by their level and intensity of the built environment.

Rather than base the Standards solely on land use they are *based on identifying the main qualities of each environment* (or transect zone) and identifying and codifying how development and built forms should take place (roads, vertical structures, open space treatments). In this way, a more sustainable, diverse and adaptable environment will be created that is more similar to that of an organically evolved "settlement".

This range of environments *is the basis for organizing and describing the components of the built environment* and the relationship of private and public space into a set of Standards and Guidelines that balances human settlement patterns with the natural environment. This creates a more holistic community over time, components of the Standards and Guidelines include:

- *vertical improvements*
- *land use*
- *setbacks*
- *lot patterns*
- *roads and through ways*
- *public space*
- *open space*
- *recreation*
- *resource preservation*

Development Standards

1. Introduction

1.1. Vision for the Community

1.2. Objectives

1.3. The Transect Overview

Table and graphics: Transect Zone Description Overview

1.4. Organization of Standards

1.5. Implementation of Standards

2. The Transect Zones

2.1. Key Concepts

2.2. Transect Zones Summary (T1-T6)

Table – Transect Zone Breakdown and Summary

2.3. Applicability – How to Use this Standard

2.4. Variances

3. T1-Conservation Zone

3.1. Guiding Principles and Description

3.2. Permitted Land Uses

3.3. Open Space Descriptions and Standards

3.4 Development Standards

3.4.1 Building Types -Temporary facilities

3.4.2 Height of structures

3.4.3 Trail and access corridors

3.4. Environmental Requirements

3.5. Lighting Standards

3.6. Signage Standards

Table and Graphics – T1 Development Standard Table

4. T2- Recreation Zone

4.1. Guiding Principles and Description

4.2. Permitted Land Uses

4.3. Open Space and Recreation

4.4 Development Standards

4.4.1 Building Types and Functions

4.4.2 Building Coverage

4.4.3 Building Heights

4.4.4 Building Configuration

4.4. Environmental Requirements

4.5. Roads and Throughways

4.6. Parking Standards

- 4.7. Architectural Standards
- 4.8. Landscape Standards
- 4.9. Lighting Standards
- 4.10. Signage Standards
- 4.11. Ambient Standards
- 4.12. Visibility Standards

Table and Graphics – T2 Development Standard Table

5. T3- Mountain Rural Zone

- 5.1. Guiding Principles and Description
- 5.2. Permitted Land Uses
- 5.3. Open Space and Recreation
- 5.5 Development Standards
 - 5.5.1 Building Types and Functions
 - 5.5.2 Building Coverage
 - 5.5.3 Building Heights
 - 5.5.4 Building Configuration
- 5.4. Environmental Requirements
- 5.5. Roads and Throughways
- 5.6. Parking Standards
- 5.7. Architectural Standards
- 5.8. Landscape Standards
- 5.9. Lighting Standards
- 5.10. Signage Standards
- 5.11. Ambient Standards
- 5.12. Visibility Standards

Table and Graphics – T3 Development Standard Table

6. T4- Cabin Zone

- 6.1. Guiding Principles and Description
- 6.2. Permitted Land Uses
- 6.3. Open Space and Recreation
- 6.6 Development Standards
 - 6.6.1 Building Types and Functions
 - 6.6.2 Building Coverage
 - 6.6.3 Building Heights
 - 6.6.4 Building Configuration
- 6.4. Environmental Requirements
- 6.5. Roads and Throughways
- 6.6. Parking Standards
- 6.7. Architectural Standards
- 6.8. Landscape Standards
- 6.9. Lighting Standards
- 6.10. Signage Standards

6.11. Ambient Standards

6.12. Visibility Standards

Table and Graphics – T4 Development Standard Table

7. T5- Camp Core Zone

7.1. Guiding Principles and Description

7.2. Permitted Land Uses

7.3. Open Space and Recreation

7.4 Development Standards

7.4.1 Building Types and Functions

7.4.2 Building Coverage

7.4.3 Building Heights

7.4.4 Building Configuration

7.4. Environmental Requirements

7.5. Roads and Throughways

7.6. Parking Standards

7.7. Architectural Standards

7.8. Landscape Standards

7.9. Lighting Standards

7.10. Signage Standards

7.11. Ambient Standards

7.12. Visibility Standards

Table and Graphics – T5 Development Standard Table

8. T6- Camp Center Zone

8.1. Guiding Principles and Description

8.2. Permitted Land Uses

8.3. Open Space and Recreation

8.4 Development Standards

8.4.1 Building Types and Functions

8.4.2 Building Coverage

8.4.3 Building Heights

8.4.4 Building Configuration

8.4. Environmental Requirements

8.5. Roads and Throughways

8.6. Parking Standards

8.7. Architectural Standards

8.8. Landscape Standards

8.9. Lighting Standards

8.10. Signage Standards

8.11. Ambient Standards

8.12. Visibility Standards

Table and Graphics – T6 Development Standard Table

9. Open Space and Conservation Standards

9.1. Guiding Principles and Description

9.2. Open Space Types

Table – Open Space Types

- 9.2.1. Forest areas
- 9.2.2. Open Water
- 9.2.3. Steep Slopes
- 9.2.4. Wetlands
- 9.2.5. Riparian Corridors
- 9.2.6. Conservation Easements
- 9.2.7. Recreation Corridors and Improvements
 - 9.2.7.1. Trail and access corridors
 - 9.2.7.2. Trail Facilities (huts, furnishings)
 - 9.2.7.3. Skiways (Nordic and Downhill)
 - 9.2.7.4. Campgrounds and related facilities
 - 9.2.7.5. Ski Lifts and related infrastructure
- 9.2.8. Neighborhood Gathering Places

Table – Neighborhood Open Space Types

- 9.2.8.1. Openings in the Forest -Meadows
- 9.2.8.2. Neighborhood Play Areas
- 9.2.8.3. Playgrounds
- 9.2.8.4. Camp Center Gathering (T6 only, Ski Camp)

9.3. Tree Preservation and Management Standards

10. Circulation Standards

10.1 General Mountain Road Design Criteria and Principles

10.2 Roads and Throughways

- 10.2.1 Mountain Collector
- 10.2.2 Mountain Minor
- 10.2.3 Camp Roads
- 10.2.4 Alley access
- 10.2.5 EVA

10.3 Bridges

- 10.3.1 Vehicular
- 10.3.2 Trail

10.4 Cul-de-Sac Standards

10.5 Trails

- 10.5.1 Multi-use
- 10.5.2 Nordic (winter only)
- 10.5.3 Downhill (winter only)
- 10.5.4 Equestrian
- 10.5.5 Maintenance Standards

Table and Graphics – Road Types

Table and Graphics – Public Frontage Treatments

Table and Graphics – Private Frontage Treatments
Table and Graphics – Trail Types and applicability

11. Parking Standards

11.1 Parking Standards

11.2 Shared Parking standards

11.3 Parking Lot Design

Table and Graphics – Parking Standards

Table – Shared Parking Table

Table and Graphics – Parking Lot Designs

12 Site Development, Grading and Drainage Concepts

12.1 Site Development Goals and LID Concepts

12.1.1 Minimize disturbance

12.1.2 Minimize Impervious surfaces and vegetation removal

12.1.3 Point source collection of water rather than end of pipe solutions

12.2 Site Development Standards

12.2.1 Grading criteria

12.2.2 Max. slopes

12.2.3 Retaining walls

12.2.4 Revegetation

12.2.5 Drainage improvements criteria

12.2.6 Drainage calculations and stormwater retention requirements

12.2.7 Water retention/detention design (rainwater gardens, bioswales)

12.2.8 Snow storage requirements

12.3 Specific Grading Standards for Transect Types

13 Landscape and Irrigation Standards

13.1 Landscape and Irrigation Goals

13.2 Streetscape Planting Standards

13.2.1 Soda Springs Road

13.2.2 Pahatsi Road

13.2.3 Entry Treatments and Intersections

13.2.4 Mountain Road - Secondary

13.2.5 Mountain Road – Minor

13.2.6 Camp Roads

13.2.7 Cul-de-sacs and Turnarounds

13.2.8 Revegetation

13.2.9 Bridges and Tunnels

13.3 Specialized Areas

13.4 Shade Requirements

13.5 Fuel Management Standards

13.6 Irrigation

13.6.1 Water Conservation

13.6.2 Recycled Water

13.6.3 Irrigation Systems

Table and Graphics – Landscape Planting- Tree Types

14 Lighting

14.1 Lighting Goals

14.2 General Lighting Standards

14.3 Lighting standards within Transect Zones

Table and Graphics – Lighting Standards Overview per Transect

14.4 Street Lighting Standards

Table and Graphics – Public Lighting Standards for Roads Types

14.5 Prohibited Lighting

14.6 Exemptions

15 Fences and Walls

15.1 Design Goals

15.2 Private Fence and Wall Standards per Transect Zone

15.2.1 Fences and Wall Height Limitations

15.2.2 Permitted Types

15.2.3 Materials

15.2.4 Colors

Table and Graphics – Fence and Wall Types – Transect Overview

15.3 Community Fences and Walls

15.3.1 Community Fence and Wall Max. heights

15.3.2 Types

15.3.3 Materials

15.3.4 Colors

Table and Graphics – Community Fence and Wall Types

16. Community Signs

16.1 Design Intent

16.2 Overview of Applicable signs per transect

Table and Graphics – Signage Types and Requirements

16.3 General Signage Provisions